



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 1567 California Street

Project Sponsor: Presidio Bay Ventures

Date of SFHAC Review: April 22, 2015

Grading Scale:

1 = Fails to meet project review guideline criteria

2 = Meets some project review guideline criteria

3 = Meets basic project review guideline criteria

4 = Exceeds basic project review guideline criteria

5 = Goes far beyond of what is required

Criteria for SFHAC Endorsement:

1. The project must have been presented to the SFHAC Project Review Committee;
2. The project must score a minimum of 3/5 on any given guideline.

| <i>Guideline</i> | <i>Comments</i> | <i>Grade</i> |
|---|---|--------------|
| Land Use | The project replaces retail and a surface parking lot with 61-65 homes above ground floor retail, with one level of subterranean parking, along an active, mixed-use corridor. | 5 |
| Density | The project faces somewhat unique zoning constraints. The site allows for up to 94 homes, but only 61-65 homes are proposed with the current plans. We would prefer greater density. | 3 |
| Affordability | The project will most likely put the below-market-rate (BMR) units on site. | 3 |
| Parking and Alternative Transportation | The project is located along a busy pedestrian and bike corridor with various transit options. We support the low car-parking ratio for the residential units. We encourage more bike parking. | 4 |
| Preservation | There are no structures of significant cultural or historic merit on or near the site that would be affected by your project. | N/A |
| Urban Design | We encourage more buffering between the street and sidewalk along California, if possible. Setting back the ground floor along California would be helpful. We would support increasing the design differentiation between the residential and commercial uses. | 3 |
| Environmental Features | The project targets LEED Gold and Delo Certification. The project sponsor will also implement individual water sub metering for the units and EPA's energy star rating system. | 5 |
| Community Input | The project sponsor has thoroughly engaged the surrounding community and City officials and has addressed legitimate feedback that can readily be accommodated. | 5 |
| Additional Comments | We thank the project sponsor for addressing our member's questions and concerns with thorough and prompt responses. | N/A |
| Final Comments | SFHAC endorses the proposed project, with the reservations noted above. | 4/5 |